HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Hamilton and Brantford CMAs

Date Released: August 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Housing Observer Online

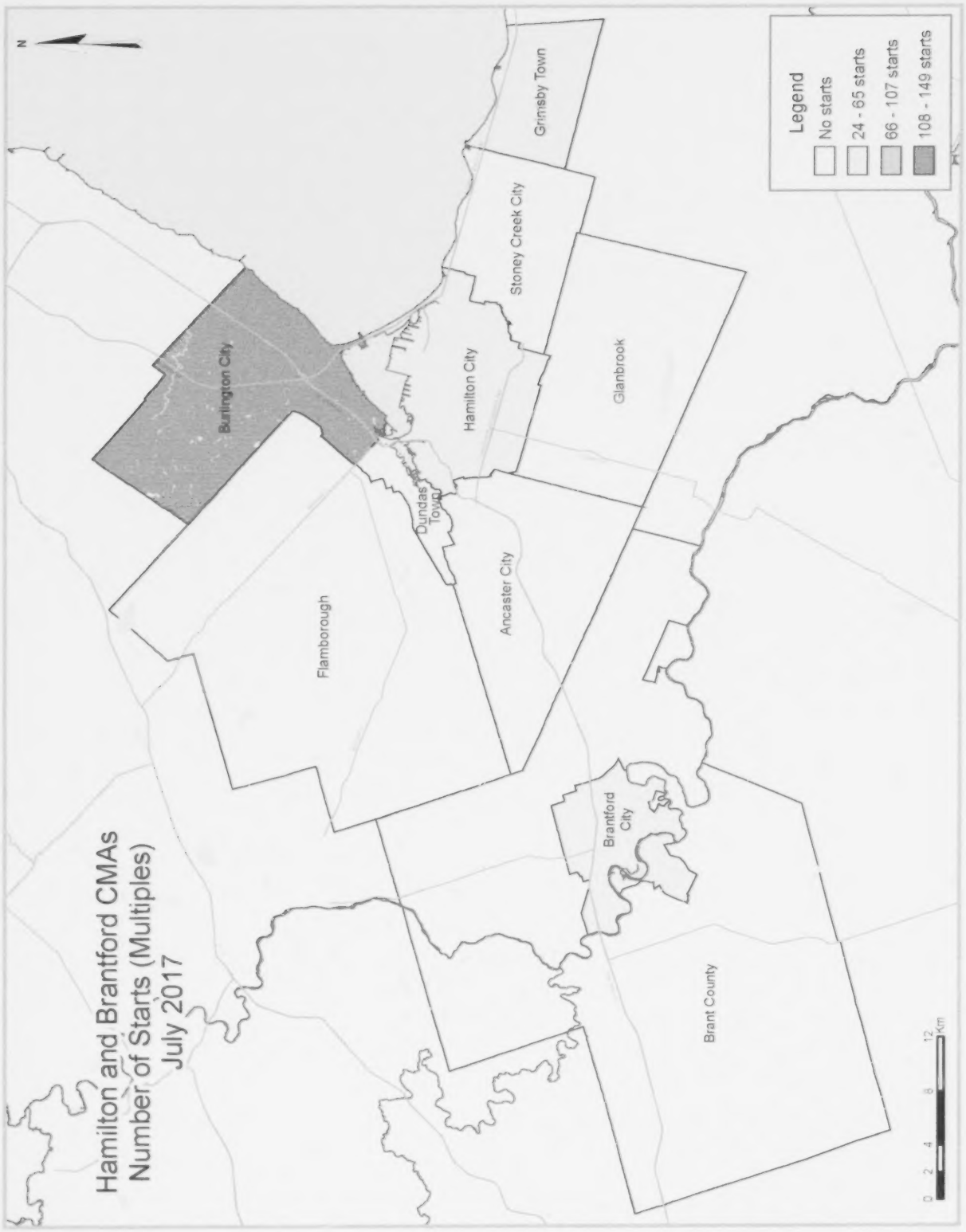
Featuring quick reads and videos on...

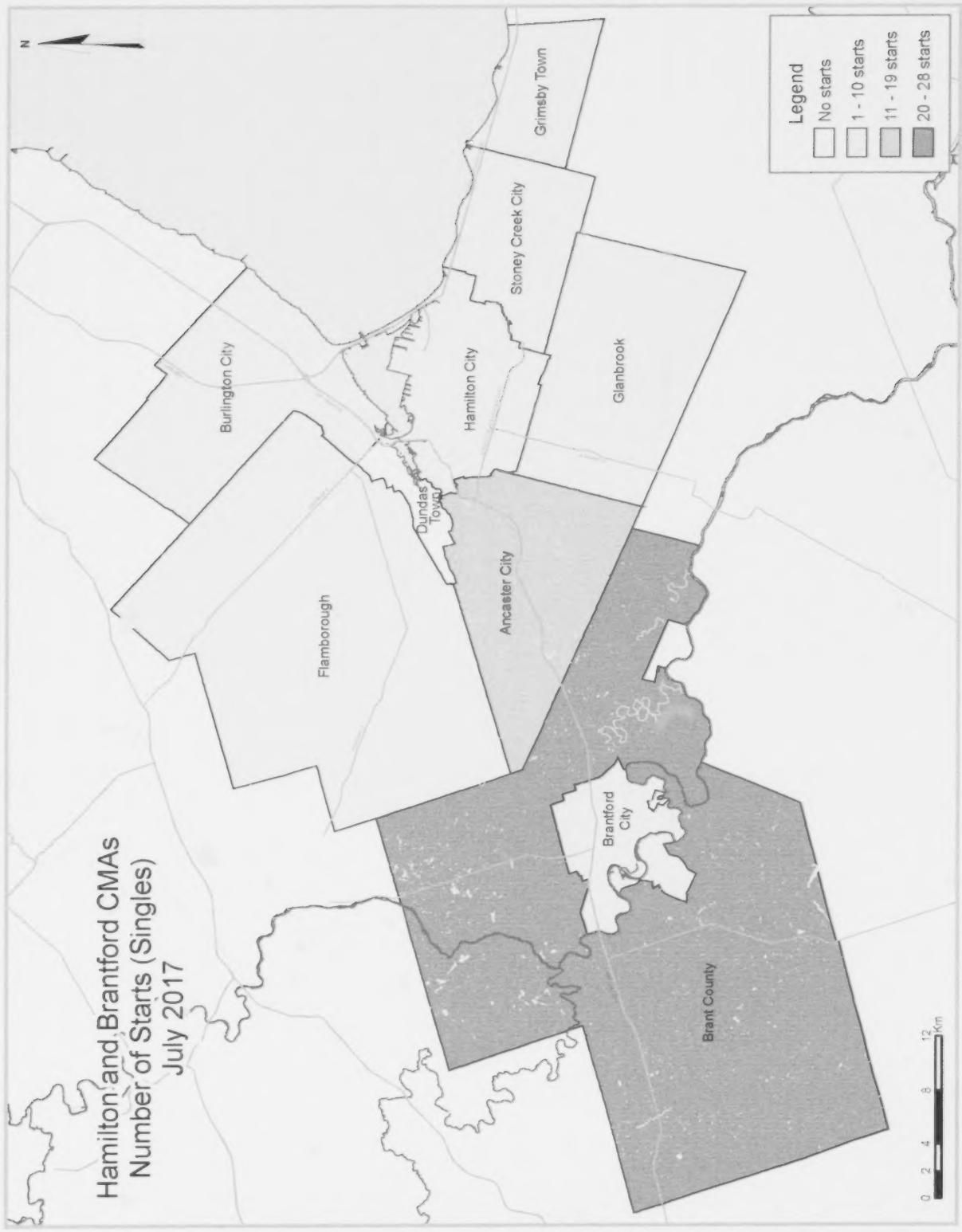
- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

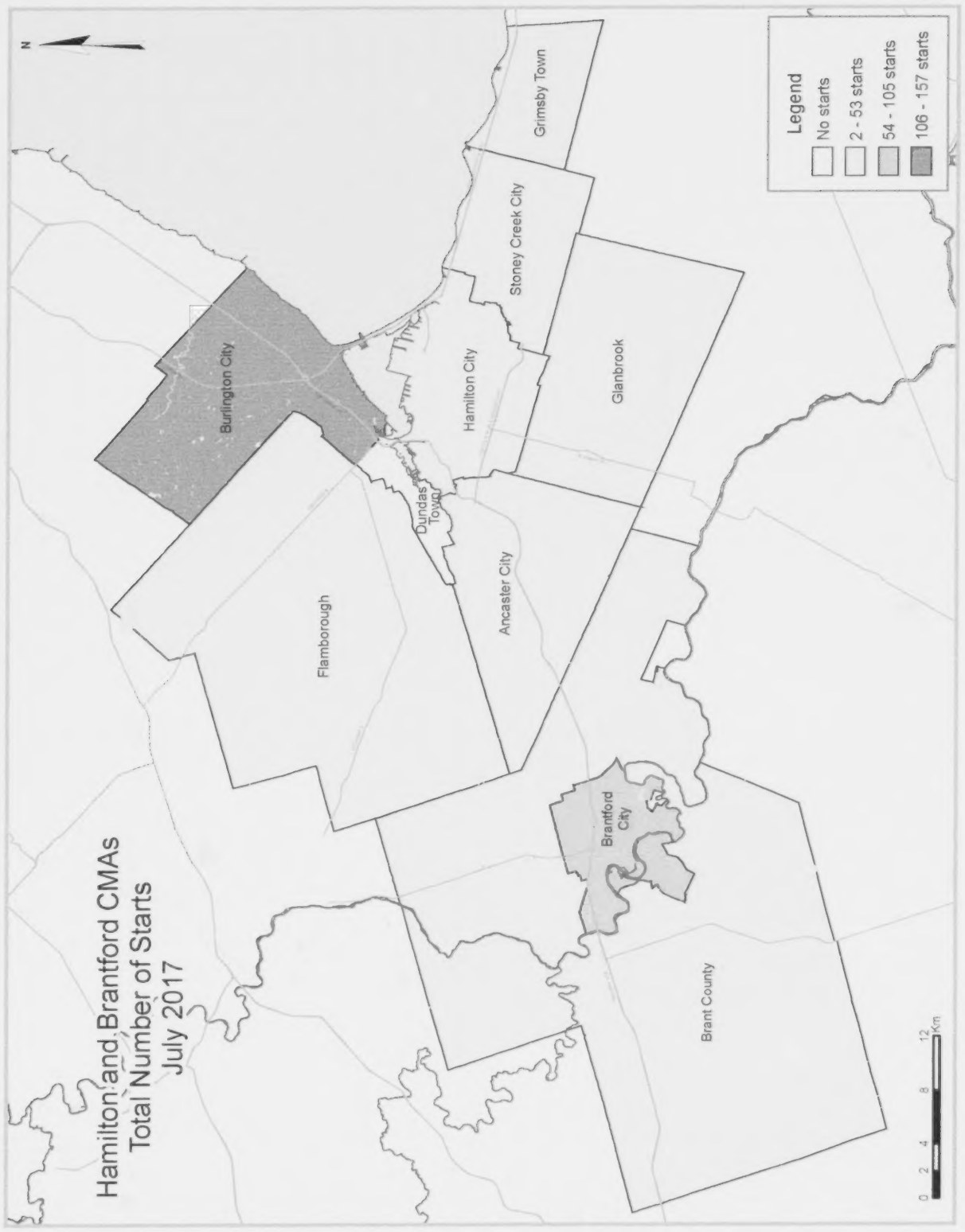
All links can be shared in social media friendly formats!

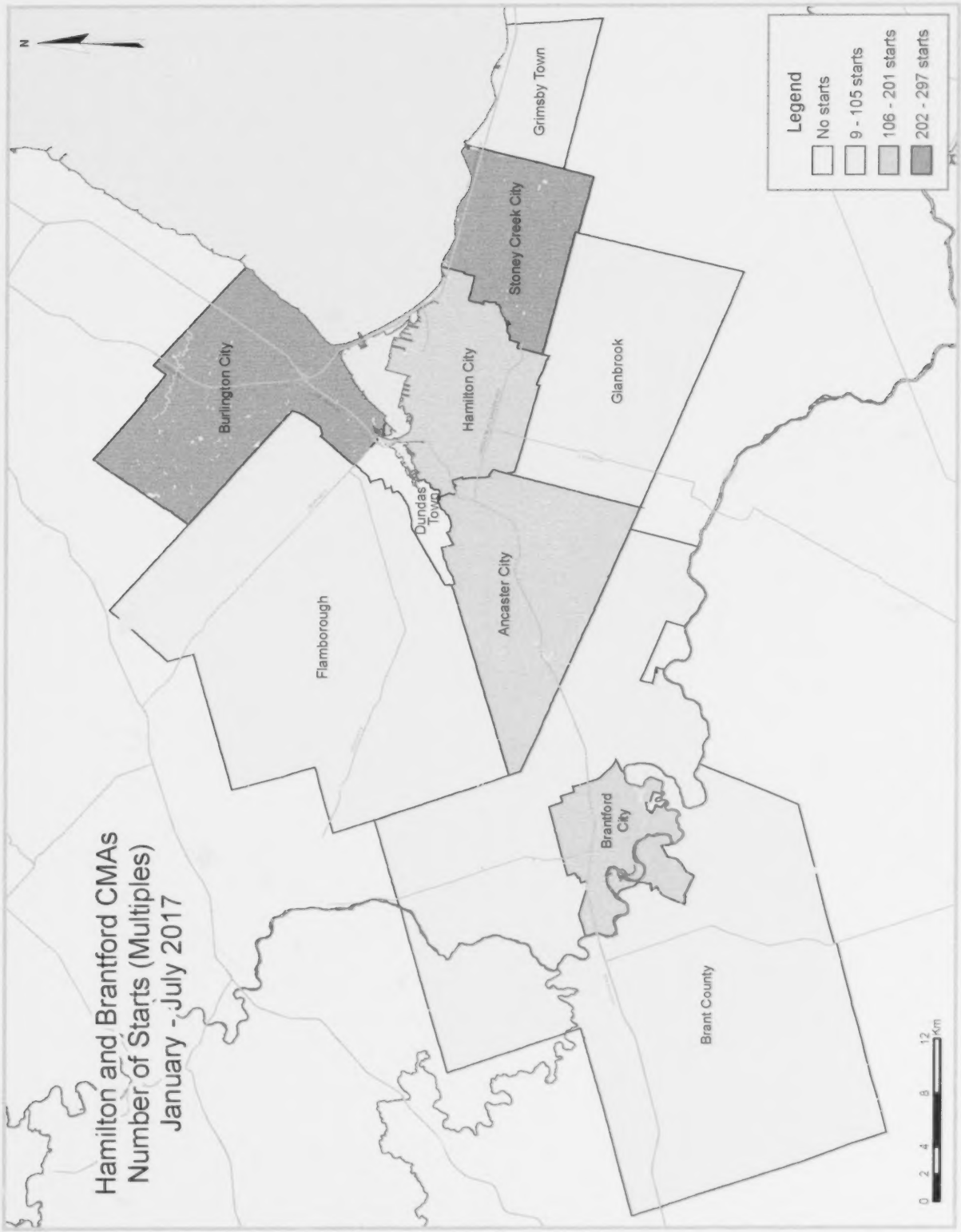
Subscribe today to stay in the know!

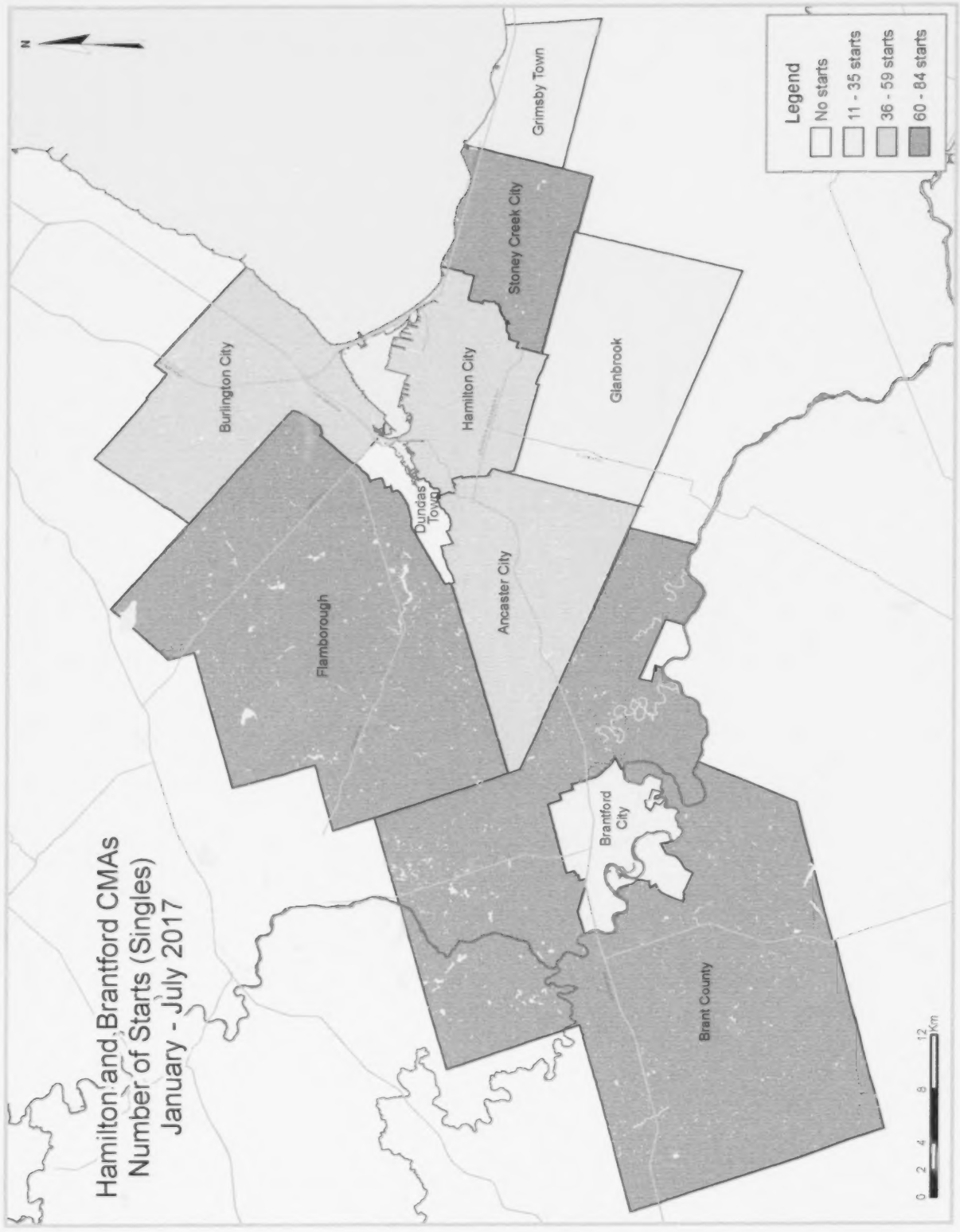
www.cmhc.ca/observer

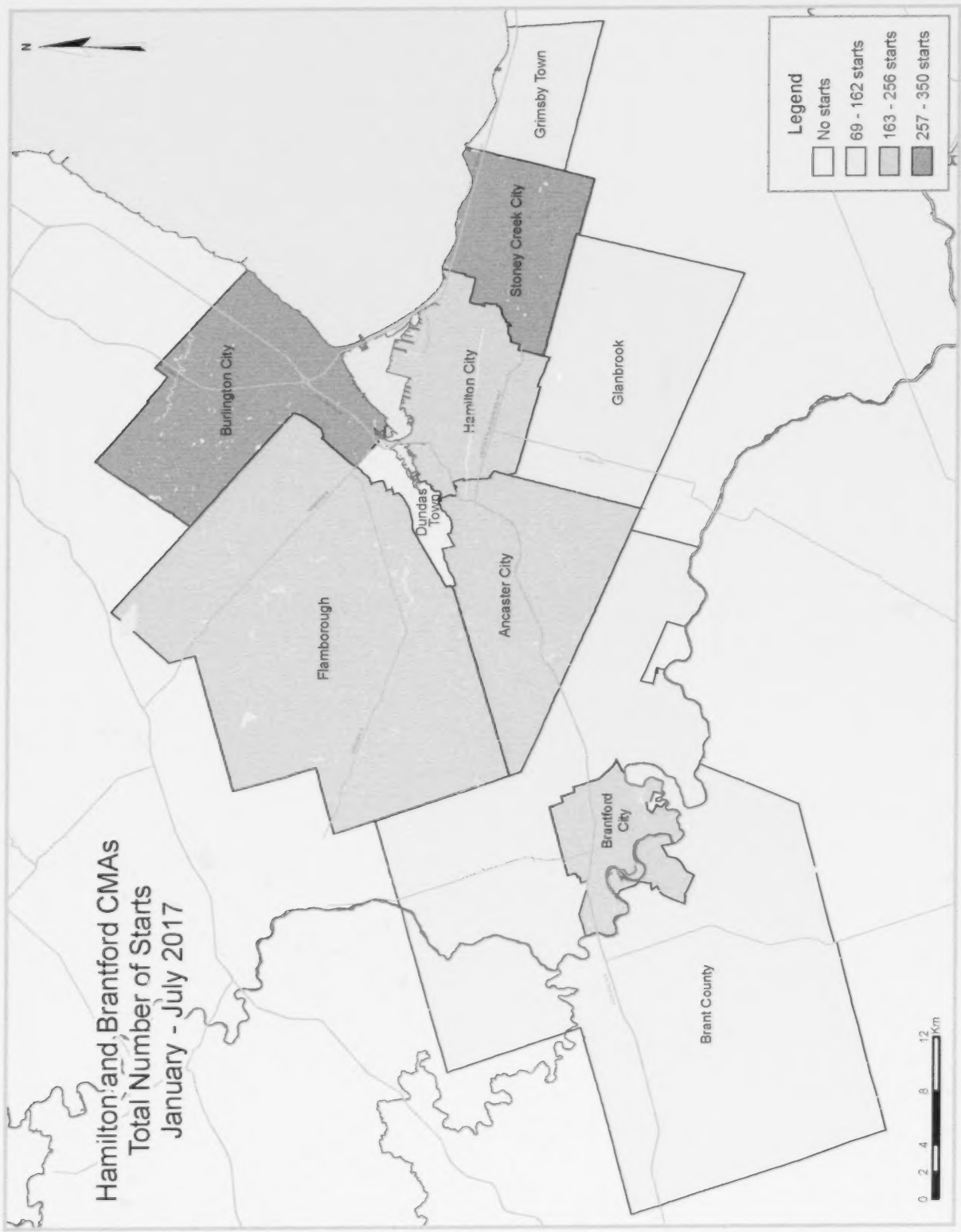

Hamilton and Brantford CMAs
Number of Starts (Multiples)
July 2017
N
Legend
No starts
24 - 65 starts
66 - 107 starts
108 - 149 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
July 2017
N
Legend
No starts
1 - 10 starts
11 - 19 starts
20 - 28 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
July 2017
N
Legend
No starts
2 - 53 starts
54 - 105 starts
106 - 157 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - July 2017
N
Legend
No starts
9 - 105 starts
106 - 201 starts
202 - 297 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - July 2017
N
Legend
No starts
11 - 35 starts
36 - 59 starts
60 - 84 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
January - July 2017
N
Legend
No starts
69 - 162 starts
163 - 256 starts
257 - 350 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) July 2017		
Hamilton CMA[1]	June 2017	July 2017
Trend[2]	2,578	2,577
SAAR	2,142	2,909
	July 2016	July 2017
Actual		
July - Single-Detached	87	52
July - Multiples	293	204
July - Total	380	256
January to July - Single-Detached	469	366
January to July - Multiples	1,278	1,095
January to July - Total	1,747	1,461

Table 1b: Housing Starts (SAAR and Trend) July 2017		
Brantford CMA[1]	June 2017	July 2017
Trend[2]	419	578
SAAR	601	1,074
	July 2016	July 2017
Actual		
July - Single-Detached	9	31
July - Multiples	24	63
July - Total	33	94
January to July - Single-Detached	150	98
January to July - Multiples	40	202
January to July - Total	190	300

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Hamilton CMA
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2017	52	2	53	0	0	149	0	0	256
July 2016	87	4	169	0	0	120	0	0	380
% Change	-40.2	-50.0	-68.6	n/a	n/a	24.2	n/a	n/a	-32.6
Year-to-date 2017	366	70	391	0	0	634	0	0	1,461
Year-to-date 2016	469	108	620	0	0	422	0	128	1,747
% Change	-22.0	-35.2	-36.9	n/a	n/a	50.2	n/a	-100.0	-16.4
UNDER CONSTRUCTION									
July 2017	423	50	662	0	29	1,872	54	100	3,190
July 2016	542	90	703	4	19	996	120	330	2,804
% Change	-22.0	-44.4	-5.8	-100.0	52.6	88.0	-55.0	-69.7	13.8
COMPLETIONS									
July 2017	130	8	64	0	0	0	0	0	202
July 2016	80	30	50	0	0	0	0	0	160
% Change	62.5	-73.3	28.0	n/a	n/a	n/a	n/a	n/a	26.3
Year-to-date 2017	563	50	444	0	13	380	0	36	1,486
Year-to-date 2016	523	36	298	0	10	22	14	91	994
% Change	7.6	38.9	49.0	n/a	30.0	**	-100.0	-60.4	49.5
COMPLETED & NOT ABSORBED									
July 2017	93	28	179	0	17	6	n/a	n/a	323
July 2016	86	24	171	0	17	3	n/a	n/a	301
% Change	8.1	16.7	4.7	n/a	0.0	100.0	n/a	n/a	7.3
ABSORBED									
July 2017	112	8	93	0	0	12	n/a	n/a	225
July 2016	88	9	63	0	0	0	n/a	n/a	160
% Change	27.3	-11.1	47.6	n/a	n/a	n/a	n/a	n/a	40.6
Year-to-date 2017	538	57	501	0	4	377	n/a	n/a	1,477
Year-to-date 2016	546	13	264	1	29	22	n/a	n/a	875
% Change	-1.5	**	89.8	-100.0	-86.2	**	n/a	n/a	68.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Brantford CMA
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2017	31	0	63	0	0	0	0	0	94
July 2016	9	0	6	0	6	12	0	0	33
% Change	**	n/a	**	n/a	-100.0	-100.0	n/a	n/a	184.8
Year-to-date 2017	98	2	138	0	5	0	0	57	300
Year-to-date 2016	150	4	18	0	6	12	0	0	190
% Change	-34.7	-50.0	**	n/a	-16.7	-100.0	n/a	n/a	57.9
UNDER CONSTRUCTION									
July 2017	106	2	151	0	20	0	8	57	344
July 2016	145	10	63	0	32	164	8	0	422
% Change	-26.9	-80.0	139.7	n/a	-37.5	-100.0	0.0	n/a	-18.5
COMPLETIONS									
July 2017	18	2	23	0	0	0	0	0	43
July 2016	17	2	24	0	0	0	0	0	43
% Change	5.9	0.0	-4.2	n/a	n/a	n/a	n/a	n/a	0.0
Year-to-date 2017	70	12	81	0	10	0	0	159	332
Year-to-date 2016	121	6	95	0	5	0	0	0	227
% Change	-42.1	100.0	-14.7	n/a	100.0	n/a	n/a	n/a	46.3
COMPLETED & NOT ABSORBED									
July 2017	9	6	11	0	5	0	n/a	n/a	31
July 2016	17	6	11	0	5	0	n/a	n/a	39
% Change	-47.1	0.0	0.0	n/a	0.0	n/a	n/a	n/a	-20.5
ABSORBED									
July 2017	21	1	20	0	0	0	n/a	n/a	42
July 2016	22	3	23	0	0	0	n/a	n/a	48
% Change	-4.5	-66.7	-13.0	n/a	n/a	n/a	n/a	n/a	-12.5
Year-to-date 2017	82	13	77	0	9	0	n/a	n/a	181
Year-to-date 2016	139	6	93	0	10	0	n/a	n/a	248
% Change	-41.0	116.7	-17.2	n/a	-10.0	n/a	n/a	n/a	-27.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
July 2017	43	2	22	0	0	0	0	0	67
July 2016	77	4	169	0	0	0	0	0	250
Former Hamilton City									
July 2017	6	2	22	0	0	0	0	0	30
July 2016	20	2	19	0	0	0	0	0	41
Stoney Creek City									
July 2017	10	0	0	0	0	0	0	0	10
July 2016	9	2	27	0	0	0	0	0	38
Ancaster City									
July 2017	18	0	0	0	0	0	0	0	18
July 2016	8	0	47	0	0	0	0	0	55
Dundas Town									
July 2017	0	0	0	0	0	0	0	0	0
July 2016	0	0	0	0	0	0	0	0	0
Flamborough									
July 2017	7	0	0	0	0	0	0	0	7
July 2016	36	0	30	0	0	0	0	0	66
Glanbrook									
July 2017	2	0	0	0	0	0	0	0	2
July 2016	4	0	46	0	0	0	0	0	50
City of Burlington									
July 2017	8	0	0	0	0	149	0	0	157
July 2016	9	0	0	0	0	0	0	0	9
Grimsby									
July 2017	1	0	31	0	0	0	0	0	32
July 2016	1	0	0	0	0	120	0	0	121
Hamilton CMA									
July 2017	52	2	53	0	0	149	0	0	256
July 2016	87	4	169	0	0	120	0	0	380
Brant City									
July 2017	28	0	0	0	0	0	0	0	28
July 2016	8	0	0	0	0	0	0	0	8
Brantford City									
July 2017	3	0	63	0	0	0	0	0	66
July 2016	1	0	6	0	6	12	0	0	25
Brantford CMA									
July 2017	31	0	63	0	0	0	0	0	94
July 2016	9	0	6	0	6	12	0	0	33

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
July 2017	341	48	506	0	6	339	54	100	1,394
July 2016	467	84	608	0	6	191	120	175	1,651
Former Hamilton City									
July 2017	59	8	151	0	0	102	54	100	474
July 2016	70	6	86	0	0	191	120	47	520
Stoney Creek City									
July 2017	95	0	68	0	6	237	0	0	406
July 2016	105	76	73	0	6	0	0	128	388
Ancaster City									
July 2017	58	40	80	0	0	0	0	0	178
July 2016	39	0	80	0	0	0	0	0	119
Dundas Town									
July 2017	1	0	0	0	0	0	0	0	1
July 2016	5	2	0	0	0	0	0	0	7
Flamborough									
July 2017	110	0	163	0	0	0	0	0	273
July 2016	161	0	126	0	0	0	0	0	287
Glanbrook									
July 2017	18	0	44	0	0	0	0	0	62
July 2016	87	0	243	0	0	0	0	0	330
City of Burlington									
July 2017	74	2	0	0	0	1,110	0	0	1,186
July 2016	65	4	12	4	13	685	0	155	938
Grimsby									
July 2017	8	0	156	0	23	423	0	0	610
July 2016	10	2	83	0	0	120	0	0	215
Hamilton CMA									
July 2017	423	50	662	0	29	1,872	54	100	3,190
July 2016	542	90	703	4	19	996	120	330	2,804
Brant City									
July 2017	85	0	12	0	0	0	8	0	105
July 2016	51	8	30	0	0	0	8	0	97
Brantford City									
July 2017	21	2	139	0	20	0	0	57	239
July 2016	94	2	33	0	32	164	0	0	325
Brantford CMA									
July 2017	106	2	151	0	20	0	8	57	344
July 2016	145	10	63	0	32	164	8	0	422

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
July 2017	126	8	64	0	0	0	0	0	198
July 2016	64	30	50	0	0	0	0	0	144
Former Hamilton City									
July 2017	9	0	10	0	0	0	0	0	19
July 2016	7	8	0	0	0	0	0	0	15
Stoney Creek City									
July 2017	2	0	0	0	0	0	0	0	2
July 2016	10	22	10	0	0	0	0	0	42
Ancaster City									
July 2017	9	8	0	0	0	0	0	0	17
July 2016	4	0	22	0	0	0	0	0	26
Dundas Town									
July 2017	0	0	0	0	0	0	0	0	0
July 2016	0	0	0	0	0	0	0	0	0
Flamborough									
July 2017	93	0	28	0	0	0	0	0	121
July 2016	0	0	0	0	0	0	0	0	0
Glanbrook									
July 2017	13	0	26	0	0	0	0	0	39
July 2016	43	0	18	0	0	0	0	0	61
City of Burlington									
July 2017	4	0	0	0	0	0	0	0	4
July 2016	6	0	0	0	0	0	0	0	6
Grimsby									
July 2017	0	0	0	0	0	0	0	0	0
July 2016	10	0	0	0	0	0	0	0	10
Hamilton CMA									
July 2017	130	8	64	0	0	0	0	0	202
July 2016	80	30	50	0	0	0	0	0	160
Brant City									
July 2017	11	2	0	0	0	0	0	0	13
July 2016	16	2	4	0	0	0	0	0	22
Brantford City									
July 2017	7	0	23	0	0	0	0	0	30
July 2016	1	0	20	0	0	0	0	0	21
Brantford CMA									
July 2017	18	2	23	0	0	0	0	0	43
July 2016	17	2	24	0	0	0	0	0	43

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
July 2017	87	27	172	0	17	6	n/a	n/a	309
July 2016	71	23	149	0	17	3	n/a	n/a	263
Former Hamilton City									
July 2017	4	0	13	0	0	3	n/a	n/a	20
July 2016	8	0	4	0	0	0	n/a	n/a	12
Stoney Creek City									
July 2017	31	21	51	0	15	0	n/a	n/a	118
July 2016	25	23	58	0	15	0	n/a	n/a	121
Ancaster City									
July 2017	4	6	4	0	0	0	n/a	n/a	14
July 2016	7	0	9	0	0	0	n/a	n/a	16
Dundas Town									
July 2017	0	0	0	0	0	0	n/a	n/a	0
July 2016	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
July 2017	26	0	63	0	0	3	n/a	n/a	92
July 2016	0	0	14	0	0	3	n/a	n/a	17
Glanbrook									
July 2017	22	0	41	0	2	0	n/a	n/a	65
July 2016	31	0	64	0	2	0	n/a	n/a	97
City of Burlington									
July 2017	3	1	0	0	0	0	n/a	n/a	4
July 2016	6	1	0	0	0	0	n/a	n/a	7
Grimsby									
July 2017	3	0	7	0	0	0	n/a	n/a	10
July 2016	9	0	22	0	0	0	n/a	n/a	31
Hamilton CMA									
July 2017	93	28	179	0	17	6	n/a	n/a	323
July 2016	86	24	171	0	17	3	n/a	n/a	301
Brant City									
July 2017	4	6	0	0	0	0	n/a	n/a	10
July 2016	8	4	0	0	1	0	n/a	n/a	13
Brantford City									
July 2017	5	0	11	0	5	0	n/a	n/a	21
July 2016	9	2	11	0	4	0	n/a	n/a	26
Brantford CMA									
July 2017	9	6	11	0	5	0	n/a	n/a	31
July 2016	17	6	11	0	5	0	n/a	n/a	39

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
July 2017	108	8	93	0	0	12	n/a	n/a	221
July 2016	77	9	63	0	0	0	n/a	n/a	149
Former Hamilton City									
July 2017	9	0	2	0	0	12	n/a	n/a	23
July 2016	13	8	7	0	0	0	n/a	n/a	28
Stoney Creek City									
July 2017	4	0	0	0	0	0	n/a	n/a	4
July 2016	6	1	8	0	0	0	n/a	n/a	15
Ancaster City									
July 2017	10	8	21	0	0	0	n/a	n/a	39
July 2016	3	0	30	0	0	0	n/a	n/a	33
Dundas Town									
July 2017	0	0	0	0	0	0	n/a	n/a	0
July 2016	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
July 2017	73	0	25	0	0	0	n/a	n/a	98
July 2016	0	0	0	0	0	0	n/a	n/a	0
Glanbrook									
July 2017	12	0	45	0	0	0	n/a	n/a	57
July 2016	55	0	18	0	0	0	n/a	n/a	73
City of Burlington									
July 2017	4	0	0	0	0	0	n/a	n/a	4
July 2016	7	0	0	0	0	0	n/a	n/a	7
Grimsby									
July 2017	0	0	0	0	0	0	n/a	n/a	0
July 2016	4	0	0	0	0	0	n/a	n/a	4
Hamilton CMA									
July 2017	112	8	93	0	0	12	n/a	n/a	225
July 2016	88	9	63	0	0	0	n/a	n/a	160
Brant City									
July 2017	13	1	0	0	0	0	n/a	n/a	14
July 2016	17	3	4	0	0	0	n/a	n/a	24
Brantford City									
July 2017	8	0	20	0	0	0	n/a	n/a	28
July 2016	5	0	19	0	0	0	n/a	n/a	24
Brantford CMA									
July 2017	21	1	20	0	0	0	n/a	n/a	42
July 2016	22	3	23	0	0	0	n/a	n/a	48

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Hamilton CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	827	110	1,076	0	23	1,005	0	228	3,269
% Change	-25.9	**	109.3	-100.0	-47.7	187.1	-100.0	n/a	59.2
2015	1,116	22	514	6	44	350	2	0	2,054
% Change	-2.4	-80.0	-37.7	-40.0	-81.7	-7.4	n/a	-100.0	-27.5
2014	1,143	110	825	10	240	378	0	126	2,832
% Change	-0.6	12.2	91.9	11.1	-22.6	11.5	-100.0	-64.9	4.5
2013	1,150	98	430	9	310	339	14	359	2,709
% Change	-16.9	6.5	-30.4	80.0	-10.4	-10.8	-82.1	**	-8.8
2012	1,384	92	618	5	346	380	78	66	2,969
% Change	2.1	**	33.2	-64.3	64.0	47.3	n/a	-49.6	20.6
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Brantford CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	210	14	86	0	6	12	0	3	331
% Change	-20.5	-12.5	-53.3	-100.0	-68.4	-92.1	n/a	-98.0	-58.0
2015	264	16	184	1	19	152	0	153	789
% Change	0.4	**	**	-93.3	-63.5	n/a	-100.0	155.0	89.7
2014	263	2	16	15	52	0	8	60	416
% Change	0.8	-80.0	-80.7	n/a	23.8	n/a	n/a	n/a	5.1
2013	261	10	83	0	42	0	0	0	396
% Change	-8.7	-16.7	23.9	n/a	27.3	n/a	-100.0	n/a	-1.5
2012	286	12	67	0	33	0	4	0	402
% Change	23.8	200.0	59.5	n/a	-59.3	n/a	-55.6	-100.0	-6.1
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	% Change
Hamilton CMA	52	87	2	4	53	169	149	120	256	380	-32.6
City of Hamilton	43	77	2	4	22	169	0	0	67	250	-73.2
Former Hamilton City	6	20	2	2	22	19	0	0	30	41	-26.8
Stoney Creek City	10	9	0	2	0	27	0	0	10	38	-73.7
Ancaster City	18	8	0	0	0	47	0	0	18	55	-67.3
Dundas Town	0	0	0	0	0	0	0	0	0	0	n/a
Flamborough	7	36	0	0	0	30	0	0	7	66	-89.4
Glanbrook	2	4	0	0	0	46	0	0	2	50	-96.0
City of Burlington	8	9	0	0	0	0	149	0	157	9	**
Grimsby	1	1	0	0	31	0	0	120	32	121	-73.6
Brantford CMA	31	9	0	0	63	12	0	12	94	33	184.8
Brant City	28	8	0	0	0	0	0	0	28	8	**
Brantford City	3	1	0	0	63	12	0	12	66	25	164.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Hamilton CMA	366	469	70	108	391	620	634	550	1,461	1,747	-16.4
City of Hamilton	302	438	68	108	301	620	339	128	1,010	1,294	-21.9
Former Hamilton City	51	57	8	6	61	72	102	0	222	135	64.4
Stoney Creek City	76	104	0	102	22	104	237	128	335	438	-23.5
Ancaster City	57	32	60	0	80	80	0	0	197	112	75.9
Dundas Town	0	4	0	0	0	0	0	0	0	4	-100.0
Flamborough	84	162	0	0	103	126	0	0	187	288	-35.1
Glanbrook	34	79	0	0	35	238	0	0	69	317	-78.2
City of Burlington	53	26	2	0	0	0	295	302	350	328	6.7
Grimsby	11	5	0	0	90	0	0	120	101	125	-19.2
Brantford CMA	98	150	2	4	143	24	57	12	300	190	57.9
Brant City	77	61	0	2	9	0	0	0	86	63	36.5
Brantford City	21	89	2	2	134	24	57	12	214	127	68.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Hamilton CMA	53	169	0	0	149	120	0	0
City of Hamilton	22	169	0	0	0	0	0	0
Former Hamilton City	22	19	0	0	0	0	0	0
Stoney Creek City	0	27	0	0	0	0	0	0
Ancaster City	0	47	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	30	0	0	0	0	0	0
Glanbrook	0	46	0	0	0	0	0	0
City of Burlington	0	0	0	0	149	0	0	0
Grimsby	31	0	0	0	0	120	0	0
Brantford CMA	63	12	0	0	0	12	0	0
Brant City	0	0	0	0	0	0	0	0
Brantford City	63	12	0	0	0	12	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Hamilton CMA	391	620	0	0	634	422	0	128
City of Hamilton	301	620	0	0	339	0	0	128
Former Hamilton City	61	72	0	0	102	0	0	0
Stoney Creek City	22	104	0	0	237	0	0	128
Ancaster City	80	80	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	103	126	0	0	0	0	0	0
Glanbrook	35	238	0	0	0	0	0	0
City of Burlington	0	0	0	0	295	302	0	0
Grimsby	90	0	0	0	0	120	0	0
Brantford CMA	143	24	0	0	0	12	57	0
Brant City	9	0	0	0	0	0	0	0
Brantford City	134	24	0	0	0	12	57	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Hamilton CMA	107	260	149	120	0	0	256	380
City of Hamilton	67	250	0	0	0	0	67	250
Former Hamilton City	30	41	0	0	0	0	30	41
Stoney Creek City	10	38	0	0	0	0	10	38
Ancaster City	18	55	0	0	0	0	18	55
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	7	66	0	0	0	0	7	66
Glanbrook	2	50	0	0	0	0	2	50
City of Burlington	8	9	149	0	0	0	157	9
Grimsby	32	1	0	120	0	0	32	121
Brantford CMA	94	15	0	18	0	0	94	33
Brant City	28	8	0	0	0	0	28	8
Brantford City	66	7	0	18	0	0	66	25

Table 2.5: Starts by Submarket and by Intended Market
January - July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Hamilton CMA	827	1,197	634	422	0	128	1,461	1,747
City of Hamilton	671	1,166	339	0	0	128	1,010	1,294
Former Hamilton City	120	135	102	0	0	0	222	135
Stoney Creek City	98	310	237	0	0	128	335	438
Ancaster City	197	112	0	0	0	0	197	112
Dundas Town	0	4	0	0	0	0	0	4
Flamborough	187	288	0	0	0	0	187	288
Glanbrook	69	317	0	0	0	0	69	317
City of Burlington	55	26	295	302	0	0	350	328
Grimsby	101	5	0	120	0	0	101	125
Brantford CMA	238	172	5	18	57	0	300	190
Brant City	86	63	0	0	0	0	86	63
Brantford City	152	109	5	18	57	0	214	127

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	% Change
Hamilton CMA	130	80	8	30	64	50	0	0	202	160	26.3
City of Hamilton	126	64	8	30	64	50	0	0	198	144	37.5
Former Hamilton City	9	7	0	8	10	0	0	0	19	15	26.7
Stoney Creek City	2	10	0	22	0	10	0	0	2	42	-95.2
Ancaster City	9	4	8	0	0	22	0	0	17	26	-34.6
Dundas Town	0	0	0	0	0	0	0	0	0	0	n/a
Flamborough	93	0	0	0	28	0	0	0	121	0	n/a
Glanbrook	13	43	0	0	26	18	0	0	39	61	-36.1
City of Burlington	4	6	0	0	0	0	0	0	4	6	-33.3
Grimsby	0	10	0	0	0	0	0	0	0	10	-100.0
Brantford CMA	18	17	2	2	23	24	0	0	43	43	0.0
Brant City	11	16	2	2	0	4	0	0	13	22	-40.9
Brantford City	7	1	0	0	23	20	0	0	30	21	42.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Hamilton CMA	563	523	50	36	457	322	416	113	1,486	994	49.5
City of Hamilton	510	464	50	36	444	312	194	91	1,198	903	32.7
Former Hamilton City	73	67	4	8	27	21	66	91	170	187	-9.1
Stoney Creek City	49	64	26	26	51	118	128	0	254	208	22.1
Ancaster City	43	39	20	0	64	40	0	0	127	79	60.8
Dundas Town	5	4	0	0	0	0	0	0	5	4	25.0
Flamborough	240	14	0	0	111	21	0	0	351	35	**
Glanbrook	100	276	0	2	191	112	0	0	291	390	-25.4
City of Burlington	40	31	0	0	13	10	222	22	275	63	**
Grimsby	13	28	0	0	0	0	0	0	13	28	-53.6
Brantford CMA	70	121	12	6	91	100	159	0	332	227	46.3
Brant City	50	56	2	6	6	11	0	0	58	73	-20.5
Brantford City	20	65	10	0	85	89	159	0	274	154	77.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Hamilton CMA	64	50	0	0	0	0	0	0
City of Hamilton	64	50	0	0	0	0	0	0
Former Hamilton City	10	0	0	0	0	0	0	0
Stoney Creek City	0	10	0	0	0	0	0	0
Ancaster City	0	22	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	28	0	0	0	0	0	0	0
Glanbrook	26	18	0	0	0	0	0	0
City of Burlington	0	0	0	0	0	0	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	23	24	0	0	0	0	0	0
Brant City	0	4	0	0	0	0	0	0
Brantford City	23	20	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Hamilton CMA	457	308	0	14	380	22	36	91
City of Hamilton	444	298	0	14	158	0	36	91
Former Hamilton City	27	21	0	0	30	0	36	91
Stoney Creek City	51	104	0	14	128	0	0	0
Ancaster City	64	40	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	111	21	0	0	0	0	0	0
Glanbrook	191	112	0	0	0	0	0	0
City of Burlington	13	10	0	0	222	22	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	91	100	0	0	0	0	159	0
Brant City	6	11	0	0	0	0	0	0
Brantford City	85	89	0	0	0	0	159	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Hamilton CMA	202	160	0	0	0	0	202	160
City of Hamilton	198	144	0	0	0	0	198	144
Former Hamilton City	19	15	0	0	0	0	19	15
Stoney Creek City	2	42	0	0	0	0	2	42
Ancaster City	17	26	0	0	0	0	17	26
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	121	0	0	0	0	0	121	0
Glanbrook	39	61	0	0	0	0	39	61
City of Burlington	4	6	0	0	0	0	4	6
Grimsby	0	10	0	0	0	0	0	10
Brantford CMA	43	43	0	0	0	0	43	43
Brant City	13	22	0	0	0	0	13	22
Brantford City	30	21	0	0	0	0	30	21

Table 3.5: Completions by Submarket and by Intended Market
January - July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Hamilton CMA	1,057	857	393	32	36	105	1,486	994
City of Hamilton	1,004	798	158	0	36	105	1,198	903
Former Hamilton City	104	96	30	0	36	91	170	187
Stoney Creek City	126	194	128	0	0	14	254	208
Ancaster City	127	79	0	0	0	0	127	79
Dundas Town	5	4	0	0	0	0	5	4
Flamborough	351	35	0	0	0	0	351	35
Glanbrook	291	390	0	0	0	0	291	390
City of Burlington	40	31	235	32	0	0	275	63
Grimsby	13	28	0	0	0	0	13	28
Brantford CMA	163	222	10	5	159	0	332	227
Brant City	58	73	0	0	0	0	58	73
Brantford City	105	149	10	5	159	0	274	154

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
July 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
July 2017	16	14.8	29	26.9	12	11.1	30	27.8	21	19.4	108	-	468,041
July 2016	11	14.3	18	23.4	17	22.1	10	13.0	21	27.3	77	430,000	466,942
Year-to-date 2017	68	13.9	85	17.3	77	15.7	126	25.7	134	27.3	490	490,000	476,569
Year-to-date 2016	81	16.6	85	17.4	95	19.5	99	20.3	128	26.2	488	450,000	468,130
Former Hamilton City													
July 2017	1	11.1	2	22.2	0	0.0	2	22.2	4	44.4	9	-	-
July 2016	2	15.4	3	23.1	2	15.4	2	15.4	4	30.8	13	-	-
Year-to-date 2017	5	6.4	6	7.7	8	10.3	28	35.9	31	39.7	78	-	520,429
Year-to-date 2016	12	15.8	8	10.5	12	15.8	25	32.9	19	25.0	76	-	449,229
Stoney Creek City													
July 2017	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	-	-
July 2016	1	16.7	0	0.0	0	0.0	3	50.0	2	33.3	6	-	-
Year-to-date 2017	2	3.8	3	5.7	5	9.4	16	30.2	27	50.9	53	-	511,870
Year-to-date 2016	4	6.2	7	10.8	9	13.8	11	16.9	34	52.3	65	-	520,429
Ancaster City													
July 2017	0	0.0	1	10.0	0	0.0	1	10.0	8	80.0	10	-	-
July 2016	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2017	0	0.0	1	2.3	1	2.3	5	11.4	37	84.1	44	-	672,750
Year-to-date 2016	2	4.7	2	4.7	7	16.3	5	11.6	27	62.8	43	-	535,299
Dundas Town													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	1	20.0	0	0.0	3	60.0	1	20.0	5	-	-
Year-to-date 2016	0	0.0	1	25.0	1	25.0	0	0.0	2	50.0	4	-	-
Flamborough													
July 2017	14	19.2	24	32.9	9	12.3	22	30.1	4	5.5	73	-	419,939
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	46	21.0	50	22.8	41	18.7	56	25.6	26	11.9	219	-	412,766
Year-to-date 2016	1	6.7	0	0.0	1	6.7	1	6.7	12	80.0	15	-	-
Glanbrook													
July 2017	1	8.3	2	16.7	3	25.0	4	33.3	2	16.7	12	-	460,488
July 2016	8	14.5	15	27.3	15	27.3	5	9.1	12	21.8	55	-	-
Year-to-date 2017	15	16.5	24	26.4	22	24.2	18	19.8	12	13.2	91	-	432,840
Year-to-date 2016	62	21.8	67	23.5	65	22.8	57	20.0	34	11.9	285	450,000	436,448
City of Burlington													
July 2017	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
July 2016	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	38	100.0	38	-	2,226,250
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	32	100.0	32	-	1,561,700
Grimsby													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2016	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	617,375
Year-to-date 2017	0	0.0	3	30.0	0	0.0	1	10.0	6	60.0	10	-	-
Year-to-date 2016	1	3.8	3	11.5	2	7.7	5	19.2	15	57.7	26	-	590,818

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range July 2017													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
July 2017	16	14.3	29	25.9	12	10.7	30	26.8	25	22.3	112	450,000	539,718
July 2016	11	12.6	18	20.7	17	19.5	10	11.5	31	35.6	87	450,000	556,024
Year-to-date 2017	68	12.6	88	16.4	77	14.3	127	23.6	178	33.1	538	480,000	625,353
Year-to-date 2016	82	15.0	88	16.1	97	17.8	104	19.0	175	32.1	546	460,000	532,223

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
July 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant City													
July 2017	3	23.1	0	0.0	1	7.7	3	23.1	6	46.2	13	-	514,188
July 2016	3	17.6	1	5.9	2	11.8	2	11.8	9	52.9	17	-	488,019
Year-to-date 2017	13	27.1	6	12.5	2	4.2	6	12.5	21	43.8	48	-	471,028
Year-to-date 2016	7	11.9	10	16.9	9	15.3	6	10.2	27	45.8	59	-	493,353
Brantford City													
July 2017	1	12.5	0	0.0	0	0.0	0	0.0	7	87.5	8	-	575,571
July 2016	1	20.0	1	20.0	2	40.0	0	0.0	1	20.0	5	-	407,700
Year-to-date 2017	2	5.9	1	2.9	4	11.8	6	17.6	21	61.8	34	-	538,385
Year-to-date 2016	21	26.6	32	40.5	12	15.2	7	8.9	7	8.9	79	-	382,780
Brantford CMA													
July 2017	4	19.0	0	0.0	1	4.8	3	14.3	13	61.9	21	540,000	537,572
July 2016	4	18.2	2	9.1	4	18.2	2	9.1	10	45.5	22	457,500	469,765
Year-to-date 2017	15	18.3	7	8.5	6	7.3	12	14.6	42	51.2	82	497,500	505,188
Year-to-date 2016	28	20.3	42	30.4	21	15.2	13	9.4	34	24.6	138	400,000	432,424

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2017

Submarket	July 2017	July 2016	% Change	YTD 2017	YTD 2016	% Change
Hamilton CMA	539,718	556,024	-2.9	625,353	532,223	17.5
City of Hamilton	468,041	466,942	0.2	476,569	468,130	1.8
Former Hamilton City	-	-	n/a	520,429	449,229	15.8
Stoney Creek City	-	-	n/a	511,870	520,429	-1.6
Ancaster City	-	-	n/a	672,750	535,299	25.7
Dundas Town	-	-	n/a	-	-	n/a
Flamborough	419,939	-	n/a	412,766	-	n/a
Glanbrook	460,488	-	n/a	432,840	436,448	-0.8
City of Burlington	-	-	n/a	2,226,250	1,561,700	42.6
Grimsby	-	617,375	n/a	-	590,818	n/a
Brantford CMA	537,572	469,765	14.4	505,188	432,424	16.8
Brant City	514,188	488,019	5.4	471,028	493,353	-4.5
Brantford City	575,571	407,700	41.2	538,385	382,780	40.7

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Hamilton

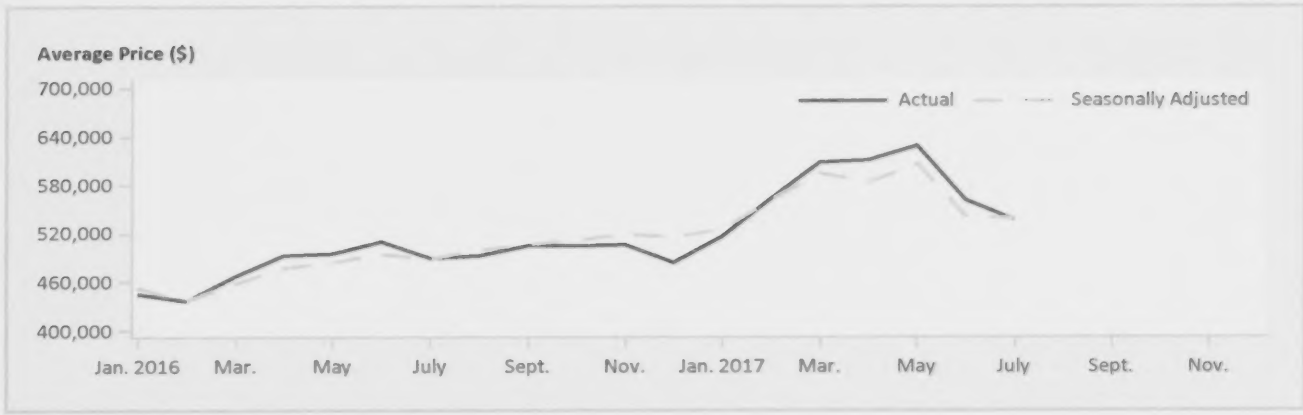


Figure 5.2a: MLS® Residential Sales for Hamilton

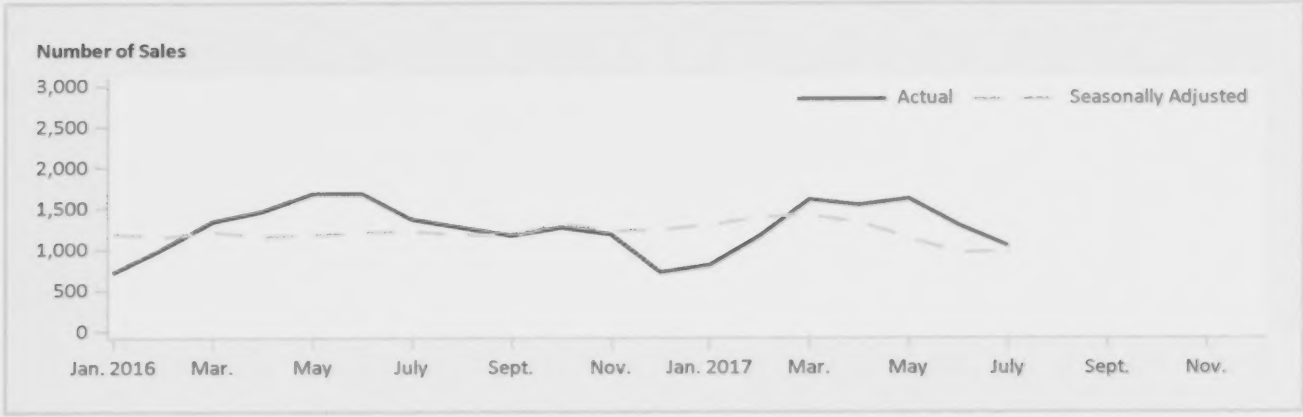


Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Hamilton

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Figure 5.1b: MLS® Residential Average Price for Brantford

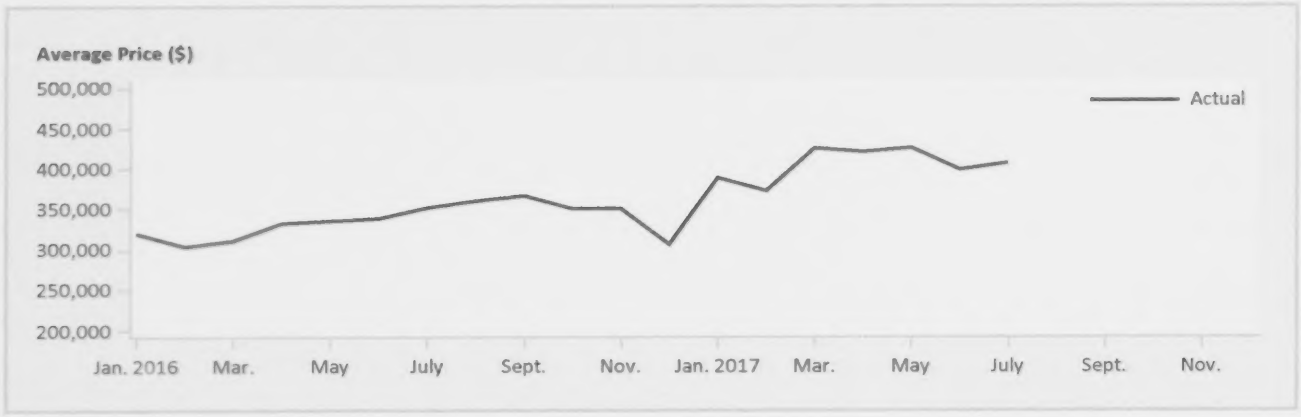


Figure 5.2b: MLS® Residential Sales for Brantford

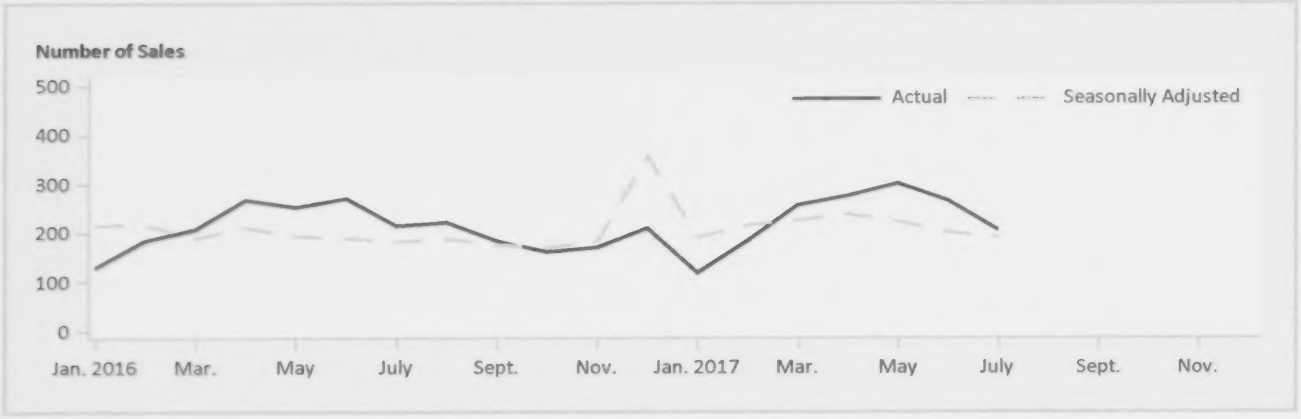
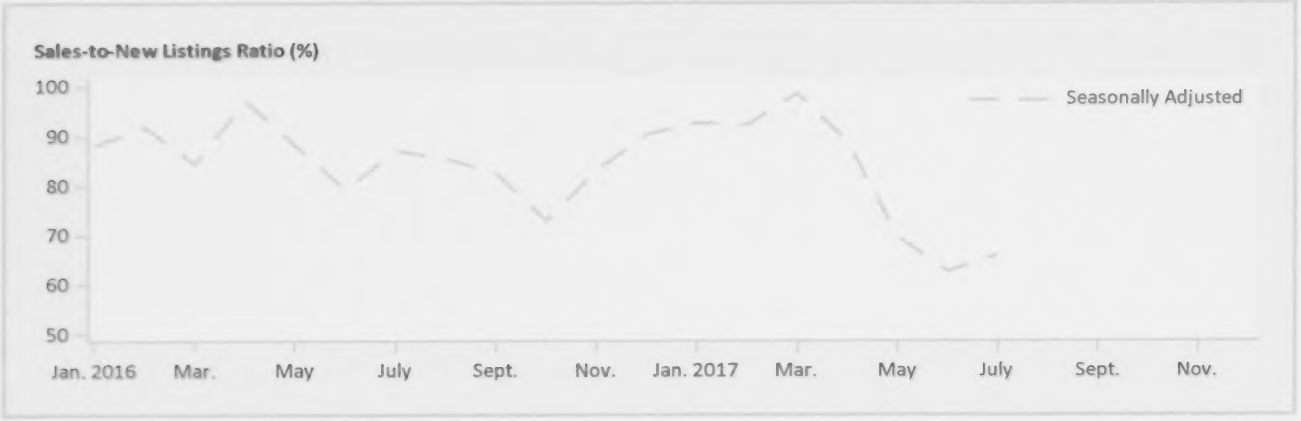


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Brantford



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics
Note: Seasonally adjusted data of average price are not available at the time of publication.

Table 6a: Economic Indicators
July 2017

		Interest Rates			NHPI, Total, Hamilton CMA 2016.12 =100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	97.4	127.8	381.8	6.5	63.2	971
	February	561	3.14	4.64	97.9	128.2	382.8	6.2	63.1	986
	March	561	3.14	4.64	97.9	129.0	383.8	6.0	63.1	985
	April	561	3.14	4.64	97.9	129.6	387.9	5.5	63.4	977
	May	561	3.14	4.64	98.1	130.1	383.5	5.9	62.8	954
	June	561	3.14	4.64	98.1	130.4	382.3	6.1	62.7	949
	July	567	3.14	4.74	98.8	130.3	379.5	6.2	62.3	946
	August	567	3.14	4.74	99.0	129.9	380.4	6.3	62.4	950
	September	561	3.14	4.64	99.0	130.1	383.9	6.3	62.9	954
	October	561	3.14	4.64	99.0	130.6	387.4	6.3	63.4	961
	November	561	3.14	4.64	99.7	130.2	393.9	6.2	64.3	973
	December	561	3.14	4.64	100.0	130.0	398.6	5.8	64.8	976
2017	January	561	3.14	4.64	100.6	130.8	398.5	5.9	64.7	972
	February	561	3.14	4.64	101.6	131.2	397.5	5.9	64.6	970
	March	561	3.14	4.64	101.6	131.4	399.7	5.9	64.9	964
	April	561	3.14	4.64	101.6	132.0	407.7	5.4	65.7	956
	May	561	3.14	4.64	101.6	131.9	413.3	5.2	66.4	949
	June	561	3.14	4.64	101.6	132.1	415.0	5.2	66.6	934
	July	573	3.14	4.84		131.9	418.9	5.4	67.2	932
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
July 2017

		Interest Rates			NHPI, Total, Ontario CMA 2016.12 =100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	94.2	127.8	67.9	5.8	64.2	874
	February	561	3.14	4.64	94.6	128.2	68.5	5.8	64.7	873
	March	561	3.14	4.64	94.8	129.0	68.2	7.0	65.2	867
	April	561	3.14	4.64	95.3	129.6	68.4	7.2	65.5	869
	May	561	3.14	4.64	96.6	130.1	69.1	7.5	66.2	869
	June	561	3.14	4.64	97.0	130.4	69.5	6.5	65.8	874
	July	567	3.14	4.74	97.8	130.3	69.9	5.5	65.5	867
	August	567	3.14	4.74	98.2	129.9	69.5	6.1	65.4	870
	September	561	3.14	4.64	98.5	130.1	69.2	6.1	65.0	865
	October	561	3.14	4.64	99.5	130.6	69.7	6.2	65.5	880
	November	561	3.14	4.64	99.9	130.2	71.5	4.8	66.2	882
	December	561	3.14	4.64	100.0	130.0	73.6	4.7	67.9	890
2017	January	561	3.14	4.64	100.3	130.8	74.9	4.2	68.7	884
	February	561	3.14	4.64	101.1	131.2	74.8	4.2	68.6	891
	March	561	3.14	4.64	101.4	131.4	74.5	4.7	68.5	892
	April	561	3.14	4.64	103.0	132.0	73.0	4.7	67.1	899
	May	561	3.14	4.64	103.8	131.9	71.1	5.1	65.4	905
	June	561	3.14	4.64	103.9	132.1	69.0	4.6	63.2	903
	July	573	3.14	4.84		131.9	68.2	5.0	62.7	899
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2017 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

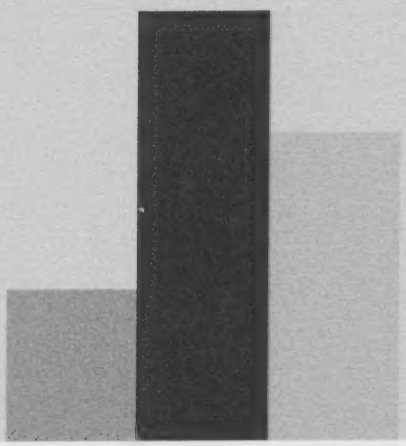
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

64227_2017_M08